

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



FRONT FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 20% OF FRONT FACING FACADE MUST BE TRANSPARENCY
 FACADE AREA= 2201 SQFT
 TRANSPARENCY AREA= 580 SQFT (26.3%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA COMMAND TO GET EXACT SQFT)

FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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YARDARM GROUP
 POPLAR POINT
 UNITS 6-10
 LYNWOOD, WA

PROJECT TEAM:

OWNER/DEVELOPER YARDARM GROUP
 2440 W COMMODORE WAY
 SUITE 200
 SEATTLE, WA 98199
 (206) 216-0220

ARCHITECT NASH AND ASSOCIATES ARCHITECTS
 8003 118TH AVE NE
 KIRKLAND, WA 98033
 (425) 242-7490

CODES AND COMPLIANCES

2018 IRC, 2018 WSEC

FIRE SPRINKLER NOTE

AN NFPA13D FIRE SPRINKLER SYSTEM IS REQUIRED. EACH UNIT (LOT) IS SEPERATED BY AN 1" INCH AIR SPACE AND EACH UNIT'S ONE HOUR PARTY WALL PER DETAIL ON A-12

HEATING NOTE

ELECTRIC DUCTLESS HEAT PUMP HEAT FOR ALL PRIMARY SPACES

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- L1- LATERAL DETAILS
- G1- TYPICAL WALL-DESIGN DATA

UNIT TYPE 'A' SQUARE FOOTAGE'S:

LOWER FLOOR	416 S.F.
MAIN FLOOR	762 S.F.
UPPER FLOOR	728 S.F.
TOTAL	1906 S.F.
GARAGE	212 S.F.

UNIT TYPE 'B' SQUARE FOOTAGE'S:

LOWER FLOOR	416 S.F.
MAIN FLOOR	762 S.F.
UPPER FLOOR	696 S.F.
TOTAL	1874 S.F.
GARAGE	212 S.F.

FLASHING NOTE

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTIONS
7. AT BUILT IN GUTTERS

ADDRESS NOTE:

ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1

Project:

date: 6-22-22
 permit:
 revisions:

drawn by: LMD
 checked by: MWJ

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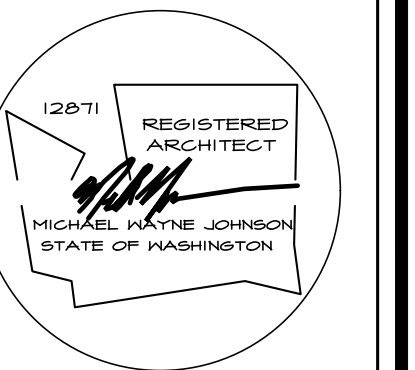
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REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

REAR/SIDE FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR/S .FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 2289 SQFT
 TRANSPARENCY AREA= 527.5 SQFT (23.0%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)



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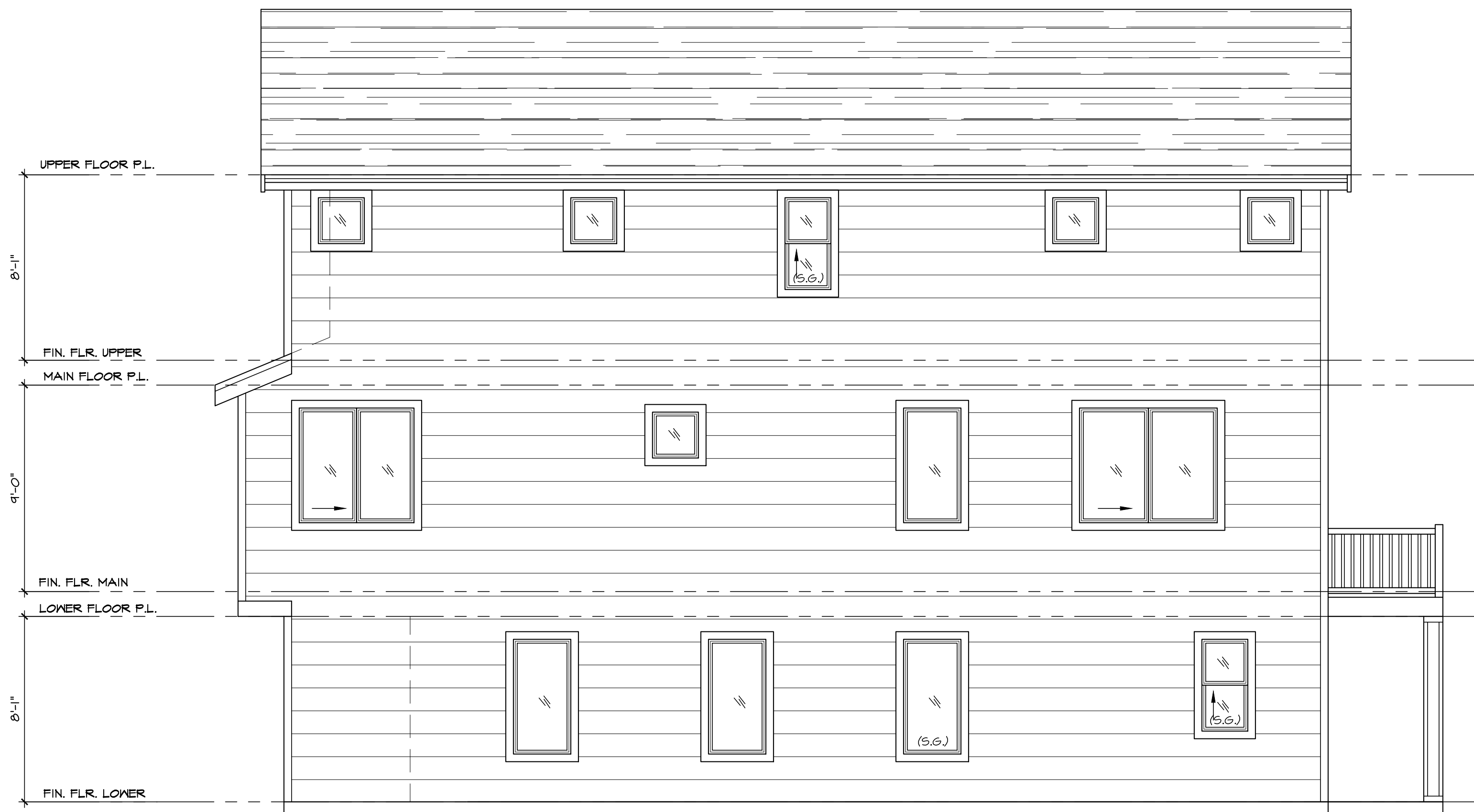
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REAR/SIDE FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR/S. FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 1233 SQFT
 TRANSPARENCY AREA= 133 SQFT (10.7%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

RIGHT ELEVATION

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"



REAR/SIDE FACADE CALCULATIONS
 PER COUNTY DESIGN CODE, 10% OF REAR/S. FACING
 FACADE MUST BE TRANSPARENCY
 FACADE AREA= 1233 SQFT
 TRANSPARENCY AREA= 133 SQFT (10.7%)
 (FACADE SQFT VERIFIED USING AUTOCAD AREA
 COMMAND TO GET EXACT SQFT)

LEFT ELEVATION

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"



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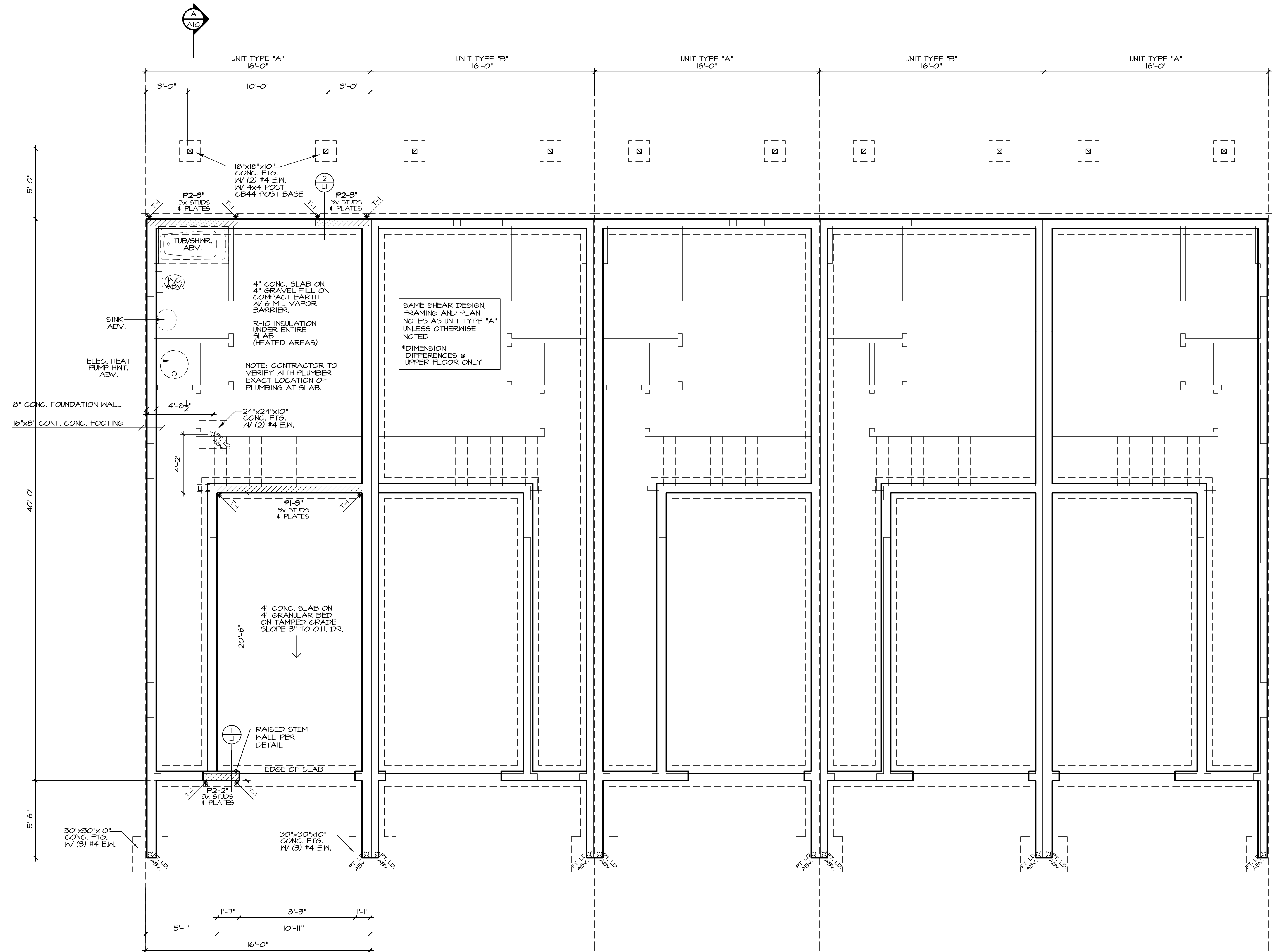
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SHEAR NOTE:

- 3X MATERIAL CAN BE USED FOR ALL MUDSILLS
- SET A DOUBLE 2X STUD BEHIND EVERY STHD14 HOLDDOWN CALLED OUT ON THE FOUNDATION PLAN. SET HOLDDOWN 1/2" MINIMUM AWAY FROM WALL CORNERS, WINDOW AND DOOR HEADERS. IT IS IMPORTANT THAT THE FOUNDATION CONTRACTOR HAS THE MAIN FLOOR PLAN SHEET TO PROPERLY LAYOUT HOLDDOWNS.
- A MST48 STRAP WITH (2) 1/2" BOLTS INTO THE FOUNDATION IS A PROPER FIX FOR A MISPLACED STHD14 HOLDDOWN.

NOTES:

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.
 PROVIDE GRAVEL DRAIN @ LOW POINT IN GRAVELSPACE.
 SOLID BLOCKING UNDER ALL BEARING WALLS.
 SLOPE ALL CONC. SToops AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.

***** SHEAR NOTE:**

SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBJX30 MIN. ELEMENT IS 24" WALL MINIMUM 30" TALL WALL AT THESE LOCATIONS.

FOUNDATION PLAN

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"



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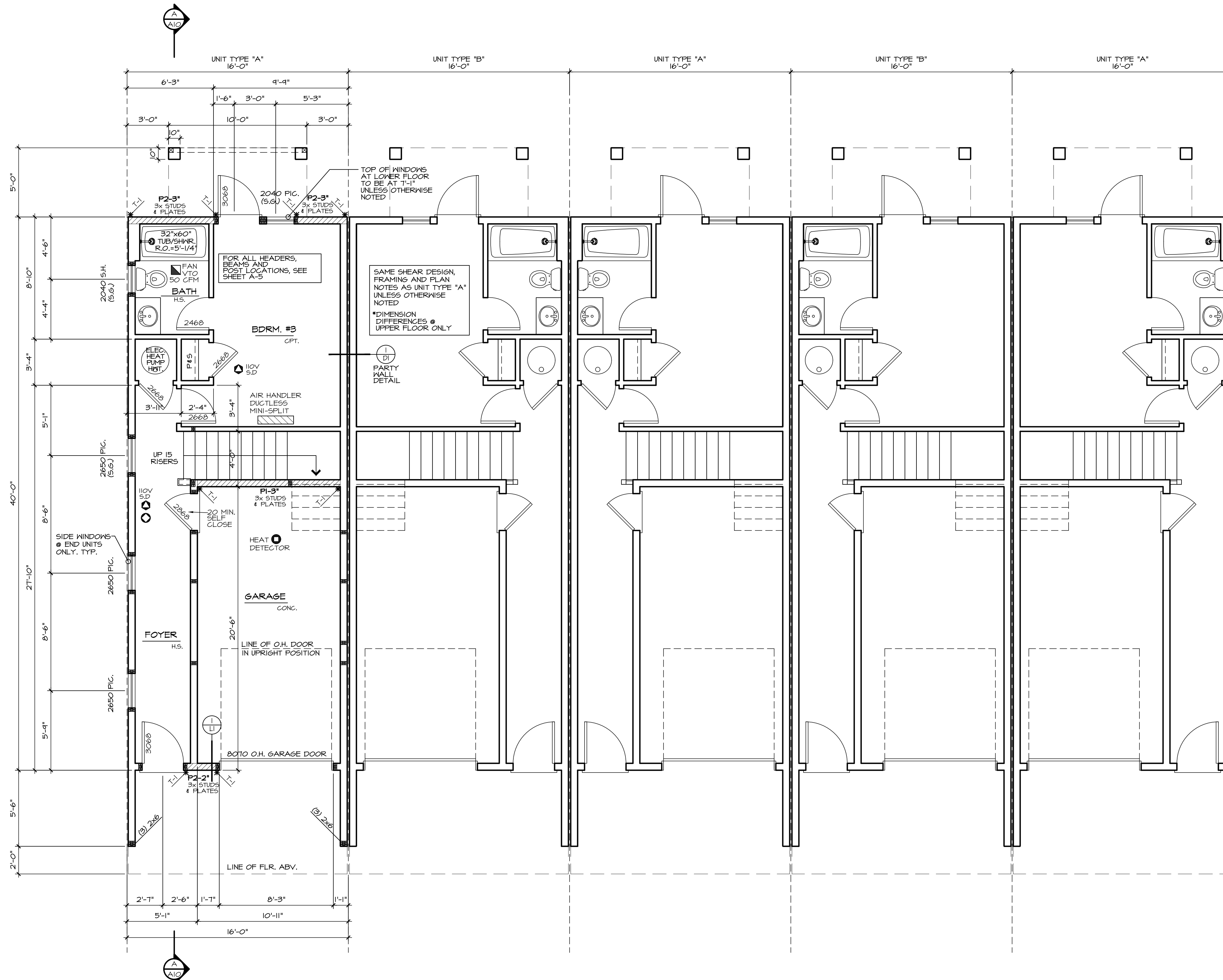
YARDARM GROUP
POPLAR POINT
UNITS 6-10
LYNWOOD, WA

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 checked by: MWJ

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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +12" OF DRAIN, SHALL BE GARTY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 15" DIAMETER WITH A MAXIMUM RUN OF 15'

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315
- HEAT DETECTOR

*** SHEAR NOTE:
SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

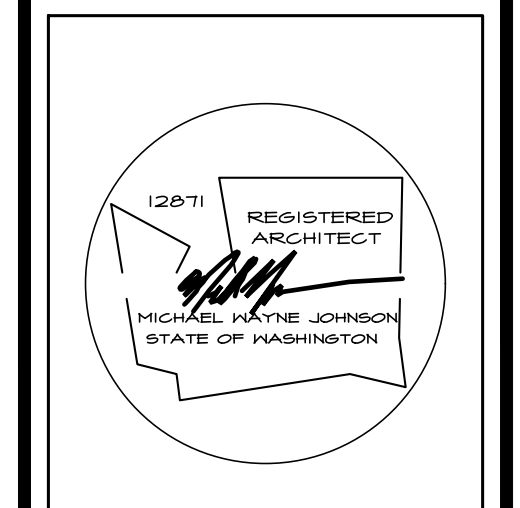
SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER PER R314.

IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTO ELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE PER R314.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/ STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBJX30 MIN. EMBEDMENT IS 24" WALL THICKNESS. WALL AT THESE LOCATIONS.



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LYNWOOD, WA

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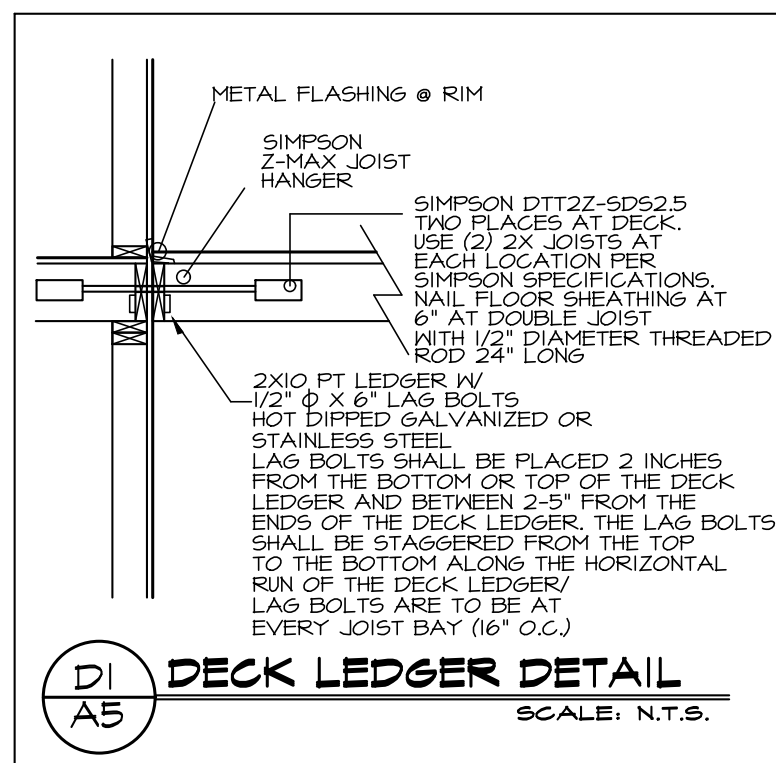
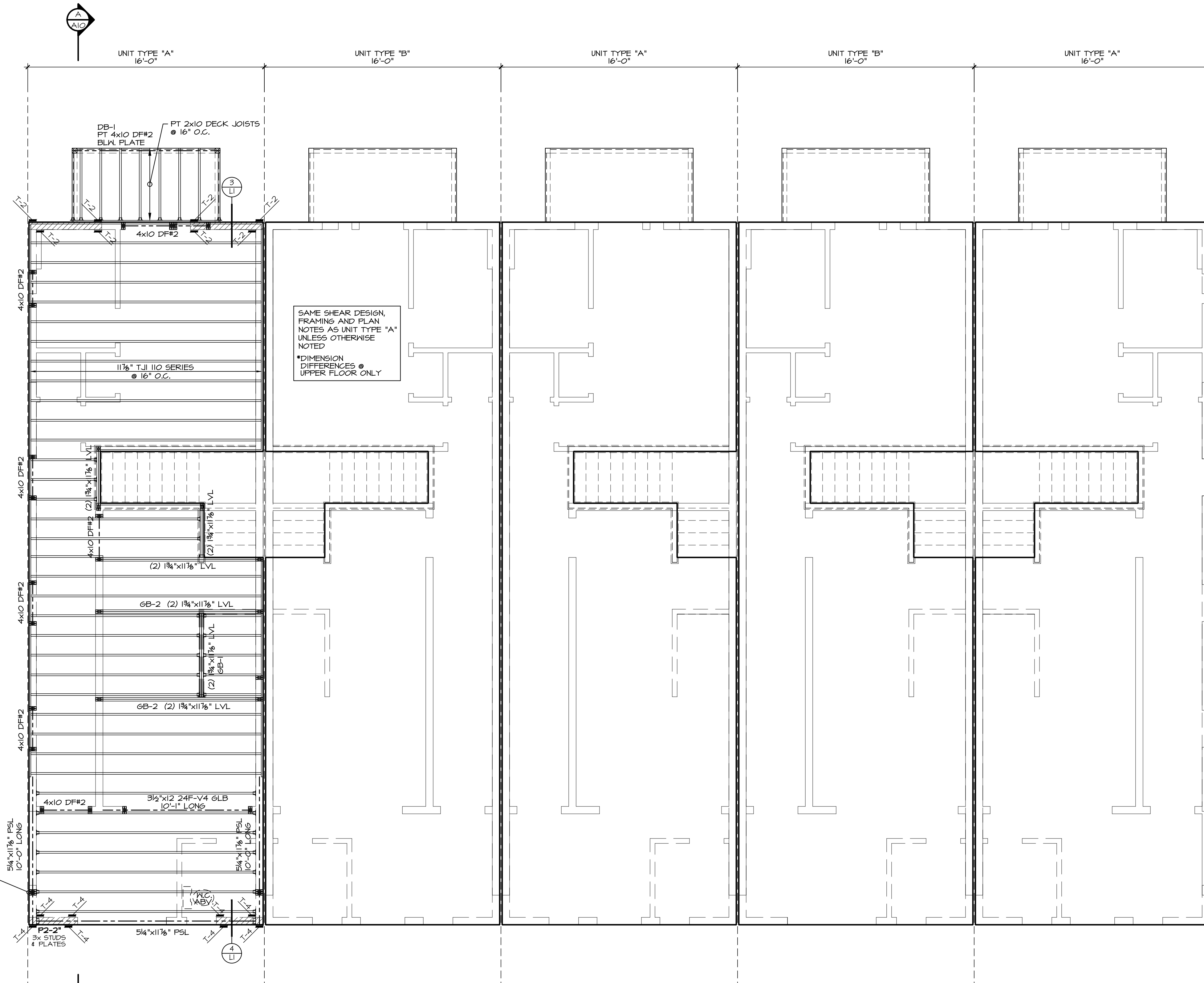
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checked by: MWJ

SHEET
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LOWER FLOOR PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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ALL BUILT UP STUD/ COLUMNS USE 16d NAILS @ 12\"/>

NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16\"/>

ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16\"/>

ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SINKER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12\"/>

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4\"/>

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

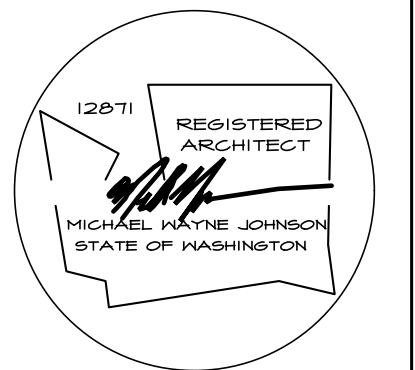
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR I/OV INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

*** SHEAR NOTE:
SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/ STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST40	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(60)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(30)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4\"/>		
T-6	HD12	(4) 1\"/>		

MAIN FLOOR FRAMING PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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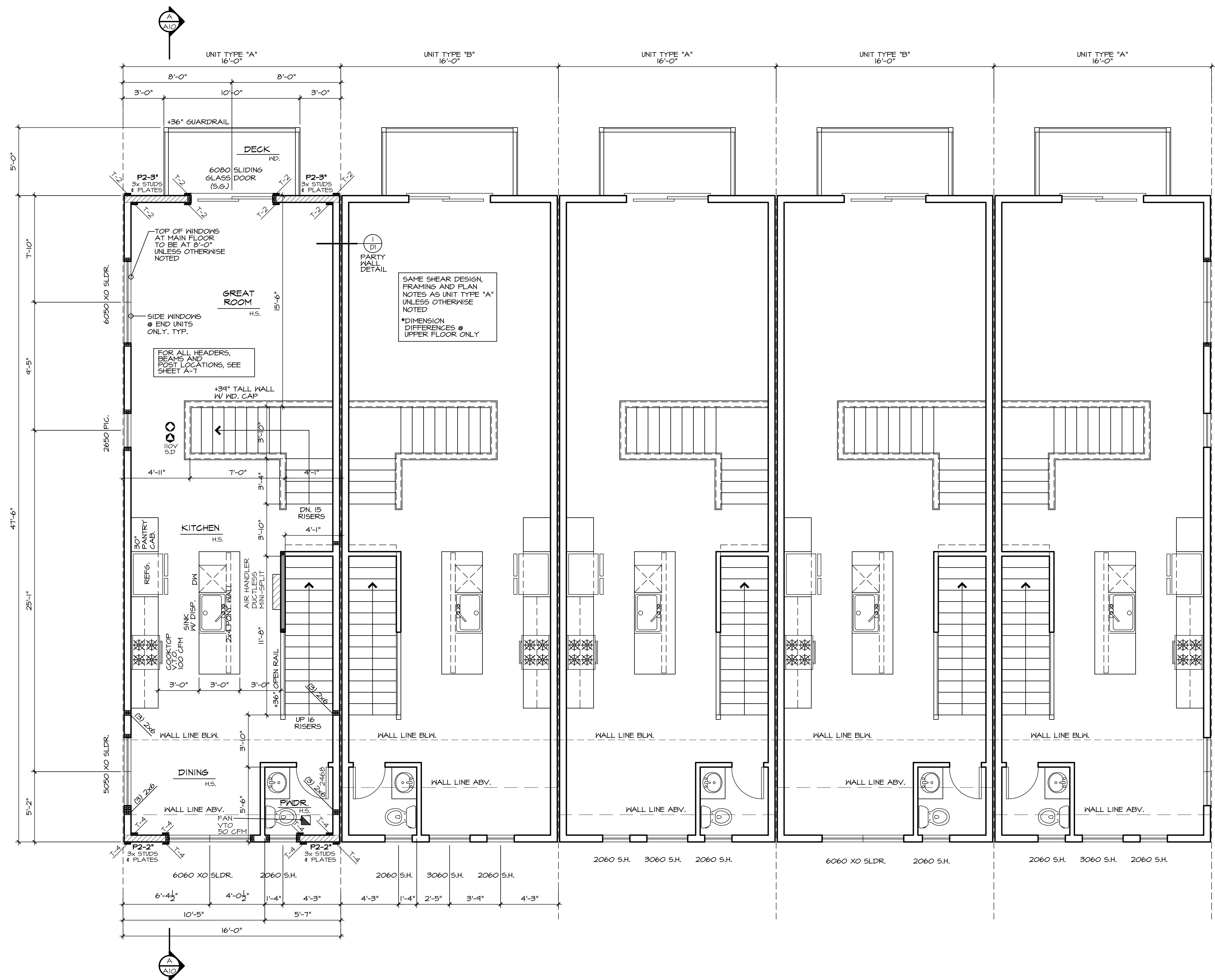
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checked by: MWJ

SHEET
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OF
A10

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NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.
- ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
- FUR-CUT HEADERS TO MATCH 2 X 6 WALLS.
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
- EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE EXHAUST DUCT IS 15" DIAMETER WITH A MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:

- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR 10CV INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

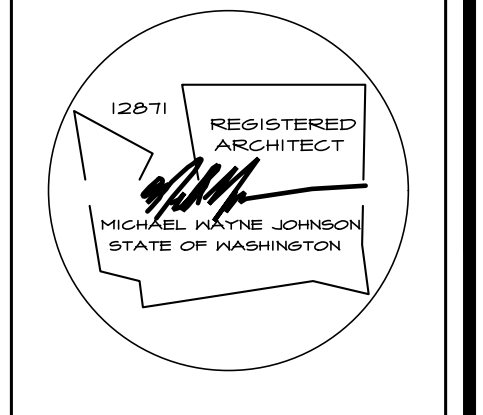
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MARK	HOLDDOWN/ STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST40	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SD52.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBJX30 MIN. EMBEDMENT IS 24" WALL PERMANENT 30" TALL WALL AT THESE LOCATIONS.



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 LYNWOOD, WA**

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SHEET
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A10

MAIN FLOOR PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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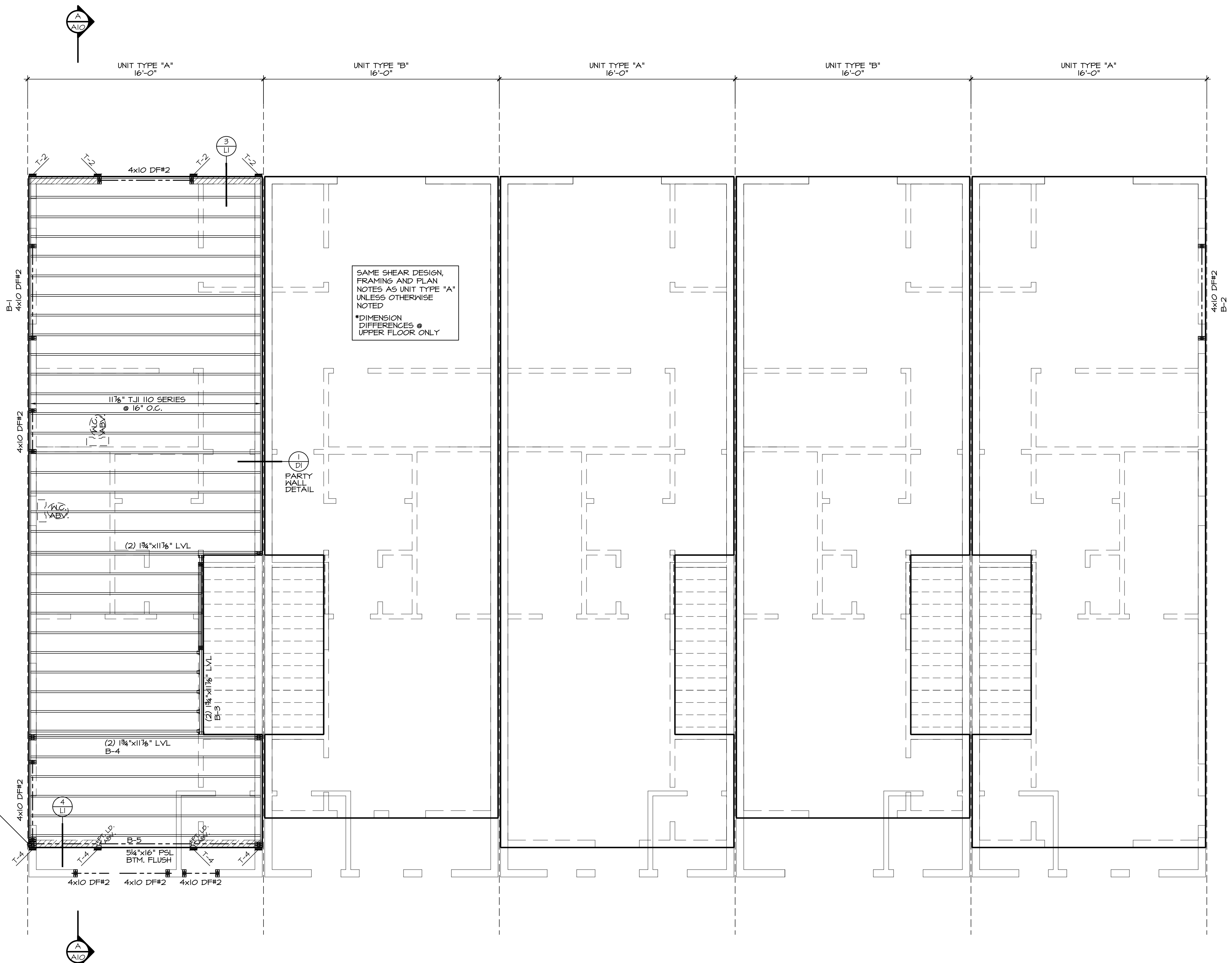
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SHEET
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OF
A10



SAME SHEAR DESIGN, FRAMING AND PLAN NOTES AS UNIT TYPE "A" UNLESS OTHERWISE NOTED
*DIMENSION DIFFERENCES @ UPPER FLOOR ONLY

ALL BUILT UP STUDY/COLUMNS USE 16d NAILS @ 12" O.C., STAGGERED TO ATTACH MEMBERS. NAILING IS TO OCCUR AT THE FACE OF THE STUD OR BEAM TYPICAL AT BEAM TO WALL FOOT CONNECTIONS

NOTES:
ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.
ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
FUR-CUT HEADERS TO MATCH 2 X 6 WALLS.
SOLID BLOCKING UNDER ALL BEARING WALLS.
TUB/SINKER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF EXHAUST DUCT SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM RUN OF 15' COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:
BEARING ABOVE
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE 2x STUDS @ POINT LOAD
SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
CARBON MONOXIDE DETECTOR PER IRC 315
*** SHEAR NOTE:
SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(3A)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBJX30 MIN. EMBEDMENT IS 24" WALL THICKNESS

UPPER FLOOR FRAMING PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



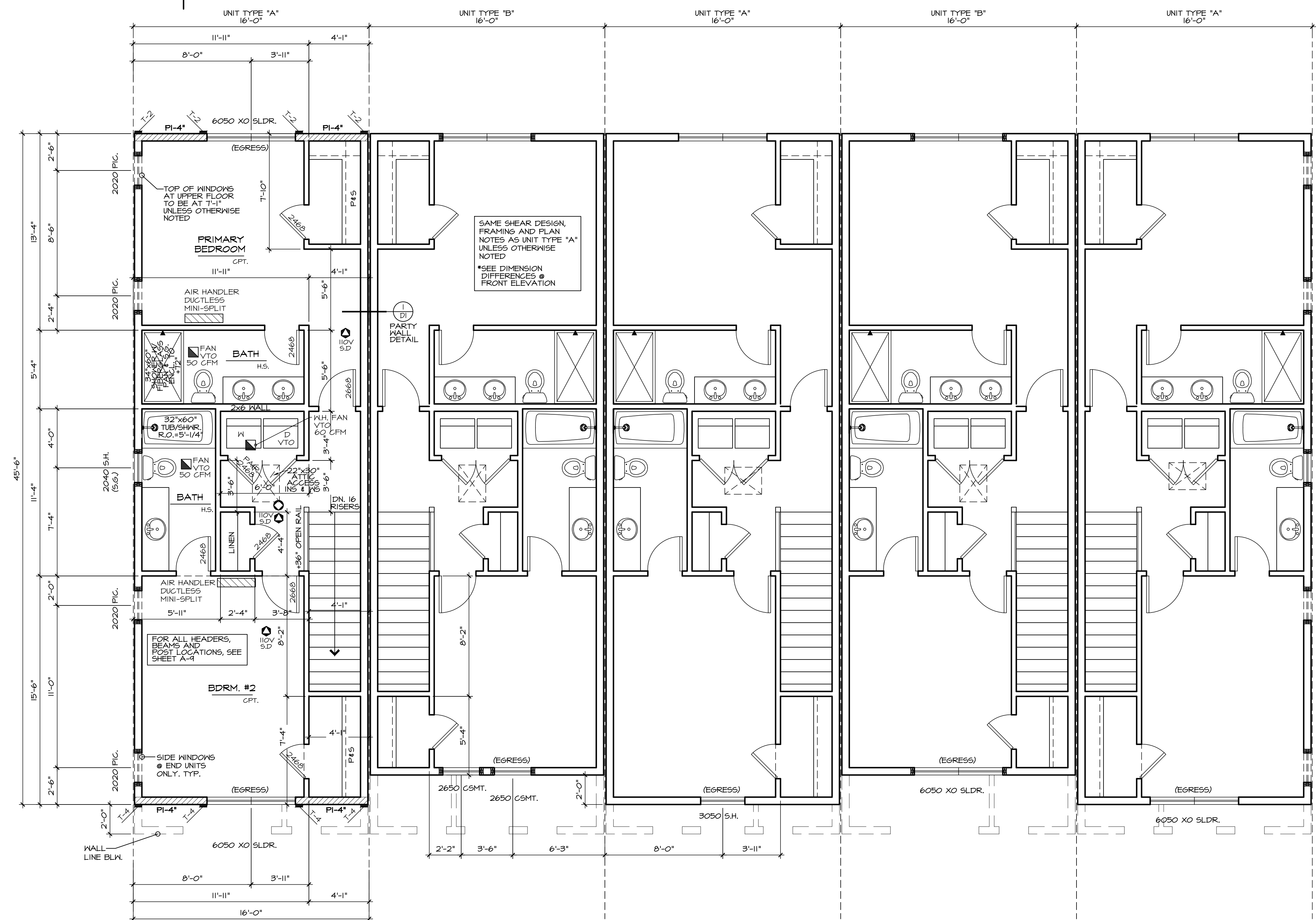
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permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
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NOTES:
ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 16" O.C. TYPICAL.
ALL HEADERS TO BE 4X10 DF#2 UNLESS NOTED OTHERWISE.
FUR-CUT HEADERS TO MATCH 2 X 6 WALLS.
SOLID BLOCKING UNDER ALL BEARING WALLS.
TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF EXHAUST RUN OF 15" DIAMETER WITH A MAXIMUM RUN OF 15'.
COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:
BEARING ABOVE
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE 2x STUDS @ POINT LOAD
SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
CARBON MONOXIDE DETECTOR PER IRC 315
*** SHEAR NOTE: SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, # DETAILS.

SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER PER R314.
IGNITION SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IGNITION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
PHOTO ELECTRIC SMOKE ALARMS: SHALL NOT BE INSTALLED LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE PER R314.

MARK	HOLDDOWN/ STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST40	(3d)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MST72	(6d)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(3d)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT
T-6	HD12	(4) 1" STUD BOLTS	(3) 2X4/2X6 STUDS HF/SPF	SBX30 MIN. EMBEDMENT IS 24" WALL PERMANENT 30" TALL WALL AT THESE LOCATIONS

UPPER FLOOR PLAN
SEE GENERAL NOTES
SCALE: 1/4" = 1'-0"

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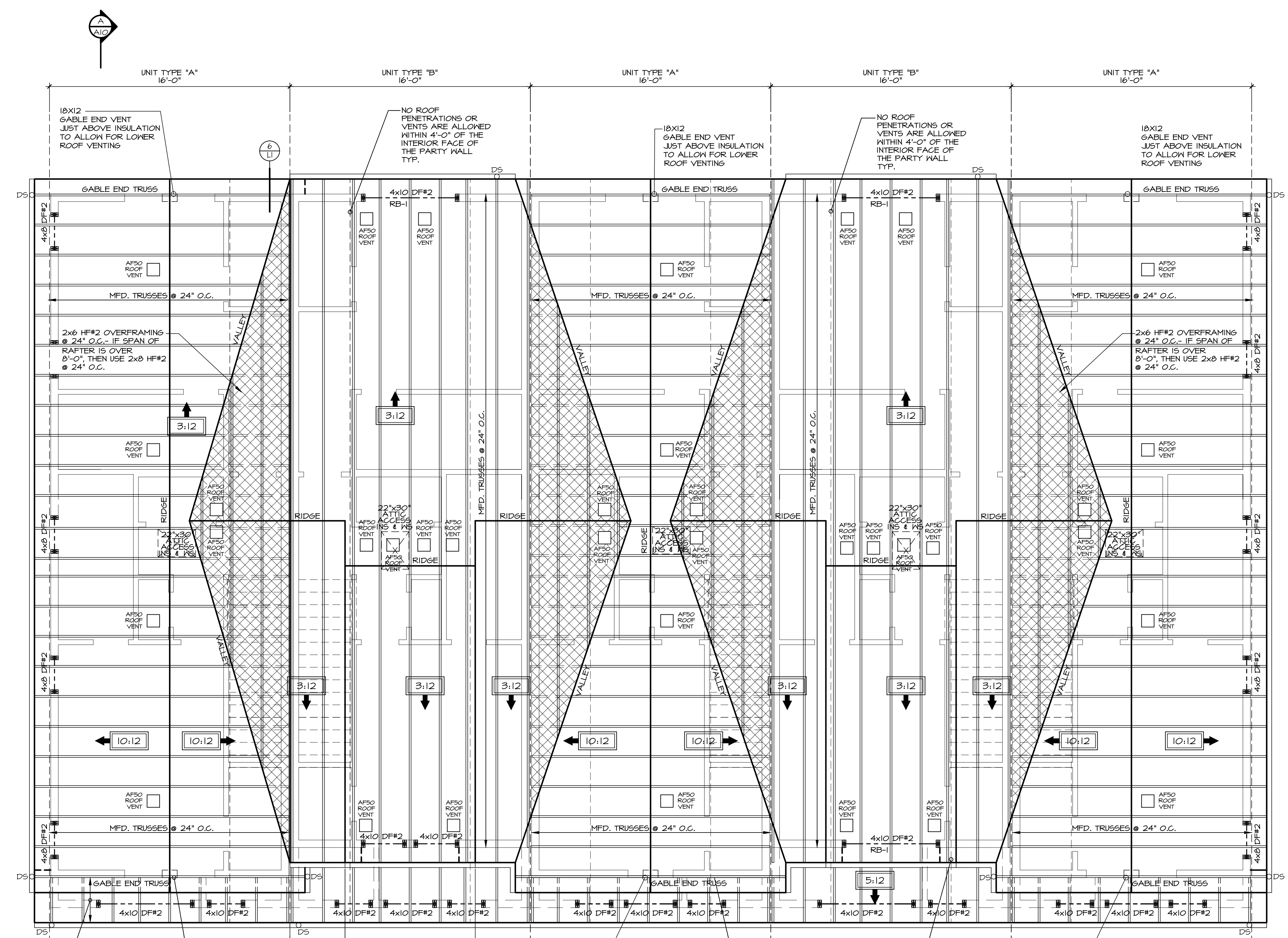
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permit:
revisions:

drawn by: LMD
checked by: MWJ

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- TRUSS NOTE**
1. STRESS ANALYSIS AND DRAWINGS / DETAILS STAMPED BY A STATE REGISTERED ENGINEER.
 2. MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.
 3. BRACED TO MANUFACTURER'S SPECIFICATIONS.
 4. STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR APPROVAL AND SHALL BE KEPT ON SITE FOR FRAMING INSPECTION.
 5. TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OR ENGINEERING CALCULATIONS.
 6. ALL TRUSSES SHALL HAVE SIMPSON I-H CLIPS AT ENDS, WHERE TRUSSES ARE PARALLEL TO HALL, USE SIMPSON L30 AT MIDSPAN, USE SIMPSON STC CLIPS AT NON-BEARING WALLS.

ROOF FRAMING NOTES

CUT RAFTER TAILS TO MATCH 2x4 TRUSSES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 3:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.O.

ROOF VENTING CALCULATION UNIT TYPE "B"

696 SQFT AREA = 2.32 SQFT REQUIRED

300

(2.32) X (50%) = 1.16 SQFT MIN. REQUIRED AT EAVES

AF50 ROOF JACK VENTS @ EAVES = .34 SQFT EACH VENT

PROVIDE 4 AF50 VENTS @ EAVES = 1.36 SQFT PROVIDED

(2.32) X (50%) = 1.16 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE

AF50 ROOF JACK VENTS = .34 SQFT EACH VENT

PROVIDE 4 AF50 VENTS = 1.36 SQFT PROVIDED

TOTAL VENT AREA PROVIDED = 2.72 SQ FT

ROOF VENTING CALCULATION UNIT TYPE "A"

696 SQFT AREA = 2.32 SQFT REQUIRED

300

(2.32) X (50%) = 1.16 SQFT MIN. REQUIRED AT EAVES

18x12 GABLE VENTS = .75 SQFT EACH VENT

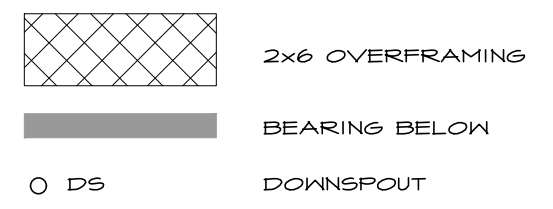
PROVIDE (2) 18x12 VENT = 1.5 SQFT PROVIDED

(2.32) X (50%) = 1.16 SQFT MIN. REQUIRED WITHIN 3' OF THE RIDGE

AF50 ROOF JACK VENTS = .34 SQFT EACH VENT

PROVIDE 4 AF50 VENTS = 1.36 SQFT PROVIDED

TOTAL VENT AREA PROVIDED = 2.86 SQ FT



ROOF FRAMING PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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2018 WASHINGTON STATE ENERGY CODE

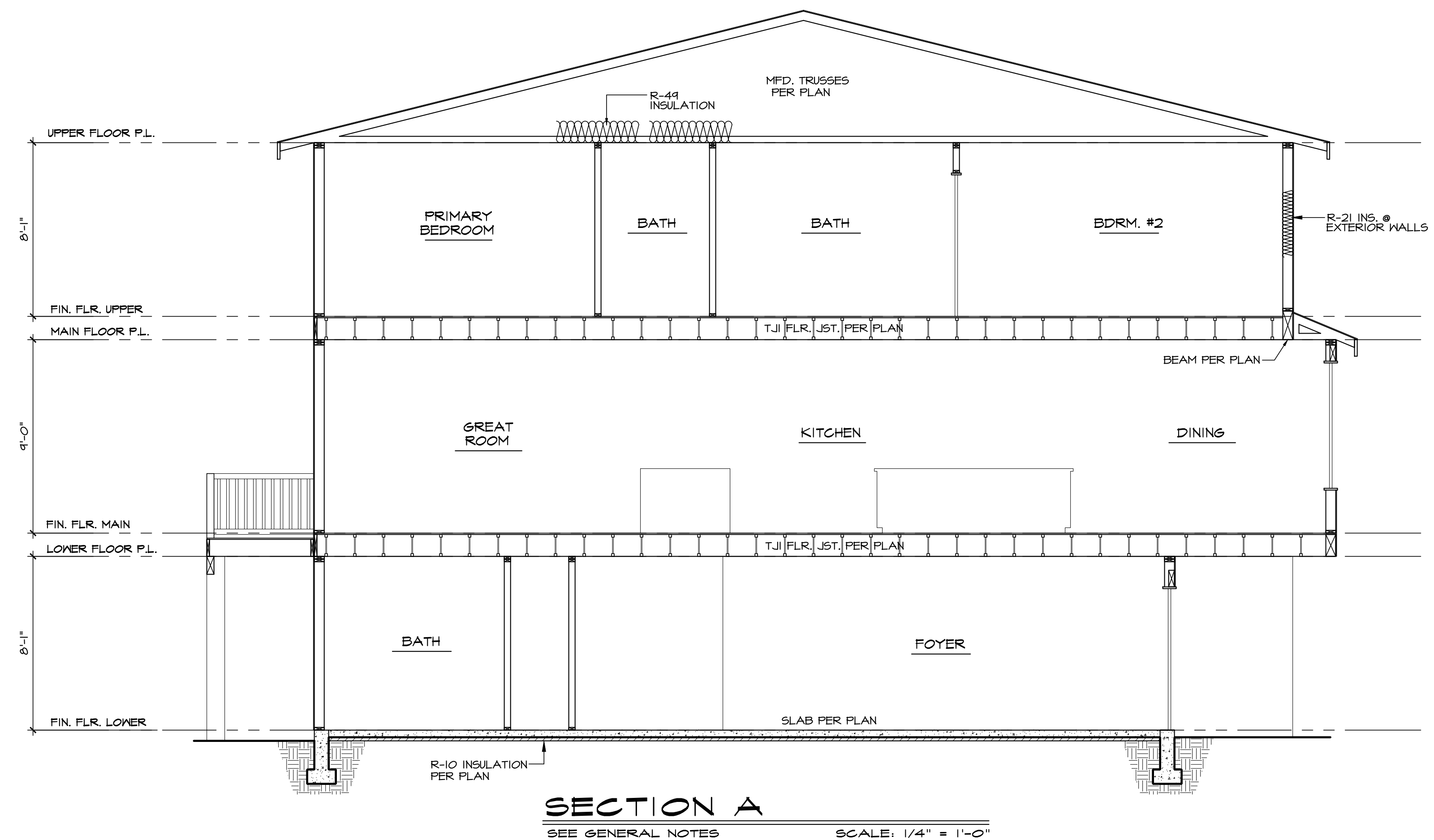
CLIMATE ZONE 5 AND MARINE 4

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
0.28	0.50	NR	R-49 (R-38 VAULTED)	R-21	R-38	10/15 R-21 +TB	R-10, 2 FEET

*TABLE 406.3- ENERGY CREDITS (SINGLE FAMILY)

THIS PLAN REQUIRES 6 CREDITS SINCE IT IS OVER 1500 SQUARE FEET AND UNDER 5000 SQUARE FEET

OPTION	CREDIT
HEATING OPTION 2 HEAT PUMP (ELECTRIC)	1.0
ENERGY OPTION 1.3 PRESRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION R402.1.4; REDUCE THE TOTAL CONDUCTIVE UA BY 5%	.5
ENERGY OPTION 2.1 COMPLIANCE BASED ON R402.4.1.2; REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 408.3 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 0.35 watts/cfm), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT A LOW SPEED IN VENTILATION ONLY MODE	.5
ENERGY OPTION 3.6 DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.	2.0
ENERGY OPTION 5.5 WATER HEATING SYSTEM SHALL INCLUDE THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION	2.0
TOTAL	6.0 CREDITS



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GA FILE NO. WP3370

Reference 20th edition Gypsum Association Fire Resistance Design Manual

FIRE RESISTANCE RATING: 1 HR LOAD-BEARING

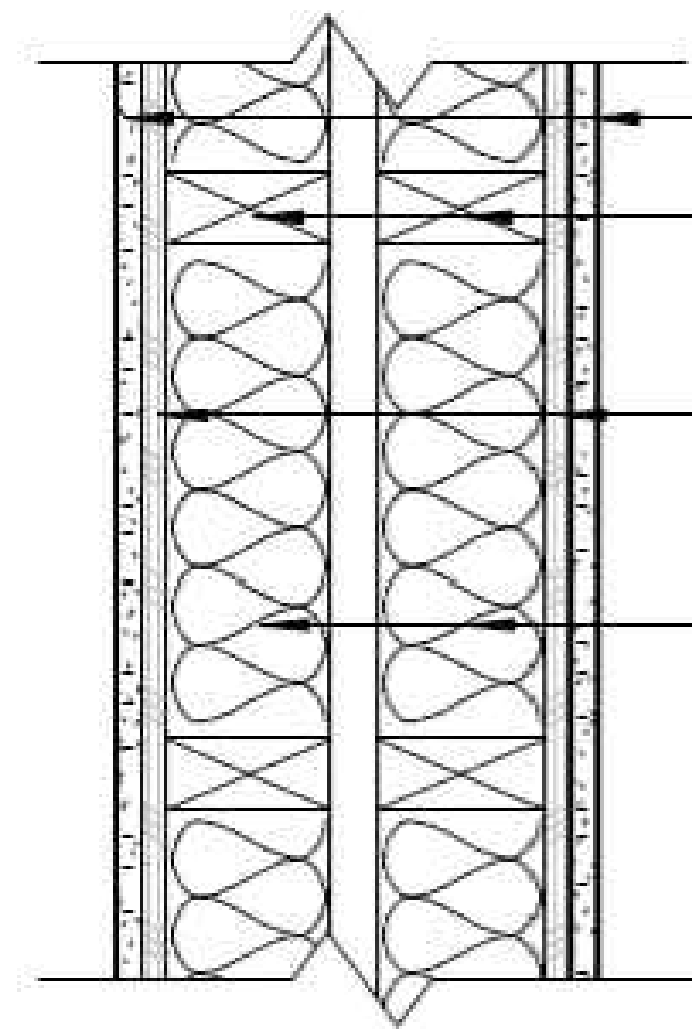
SOUND TRANSMISSION RATING (STC) : 45 to 49; test: Riverbank Acoustical Labs TL75-83

ASSEMBLY DESCRIPTION:

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 X 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" each layer and side. Horizontal bracing required at mid-height. (LOAD-BEARING)



(1) LAYER 5/8" TYPE 'X' GWB EACH SIDE

2x4 FRAMING ON SEPARATE PLATES, SPACING PER STRUCTURAL, NOT TO EXCEED 16" O.C. 1" MIN. SEPARATION.

STRUCTURAL SHEATHING (PERMITTED TO BE ADDED TO THE ASSEMBLY PER G.A. FIRE RESISTANCE DESIGN MANUAL GENERAL EXPLANATORY NOTES #22)

3 1/2" FIBERGLASS BATT INSULATION (PERMITTED TO BE ADDED TO THE ASSEMBLY PER G.A. FIRE RESISTANCE DESIGN MANUAL GENERAL EXPLANATORY NOTES #10)

NOTES:
PLUMBING, MECH. EQUIP., DUCTS & VENTS ARE NOT PERMITTED WITHIN THIS WALL ASSEMBLY.
ELEC. OUTLET BOXES SHALL BE PROTECTED WITH PUTTY PADS

TYPICAL ONE HOUR PARTY WALLS DETAIL
SEE GENERAL NOTES



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SHEAR WALL SCHEDULE PER 2018 IBC

GENERAL NOTES:

SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHORS, BOLTS, AND HOLDINGS. LOCATE HOLDINGS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.
ALL HOLDINGS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.

P1 = ONE SIDE PLYWOOD
P2 = TWO SIDES PLYWOOD

MARK	7/16" PLYWOOD	NAIL SPACING EDGES	FIELD	TOP & BTM. PLATES	A35 ANCHORS DETAIL	BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SIMPSON MASAP ANCHORS	BASE PLATE NAILING	HEM FIR #2 VALUE (#/LF)
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	3" @ 48" @ ENDS	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	16" O.C.	2x4	5/8" @ 32"	3" @ 30" @ ENDS	(2) 16d @ 7"	349
P1-3"	8d	3"	12"	3"	14" O.C.	(2) 2x4/6	5/8" @ 24"	3" @ 24" @ ENDS	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	(2) 2x4/6	3/4" @ 24"	3" @ 18" @ ENDS	(2) 16d @ 5"	585
P2-6"	8d	6"	12"	6"	10" O.C.	(2) 2x4/6	5/8" @ 24"	N/A	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	(2) 2x4/6	3/4" @ 20"	N/A	(3) 16d @ 5"	700
P2-3"	8d	3"	12"	3"	8" O.C.	(2) 2x4/6	3/4" @ 16"	N/A	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	(2) 2x4/6	3/4" @ 12"	N/A	(4) 16d @ 4"	1170

**NOTE: WALLS WITH UNIT SHEAR OF 350#/FT. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS OR (2) 2X MEMBERS PER IBC 2015 AND 507.5-2015
PER SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC, CHAPTER 4.3.1.1 #4 EXPECTATION; (2) 2X MEMBERS ARE OK IN LIEU OF 3X MEMBERS
STITCH NAIL DOUBLE STUDS AND PLATES TOGETHER WITH 16d NAILS @ 12" O.C. STAGGERED ON THE STUD FACE

- USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE.
- PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
- SOLID BLOCK WITH JOIST UNDER INTERIOR SHEAR WALLS.

SHEAR WALL NOTES

7/16" OSB OR PLYWOOD SHEATHING - USE 8d COMMON OR GALVANIZED NAILS. BLOCK ALL PANEL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY. NAIL @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 3" NAIL SPACING IS SPECIFIED AT PANEL EDGES, USE 1 1/2" 8d SHORT NAILS OR 3X STUDS WITH 8d COMMON NAILS. FOR 2" NAIL SPACING, USE 3X STUDS AND STAGGER PANELS. WHERE PLYWOOD IS 2 SIDES OF WALL, JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.

FLOOR PLYWOOD - USE 8d COMMON NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS, 6" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS.

FLOOR JOISTS - JOIST PARALLEL TO FLOOR OPENINGS AND EXTERIOR WALLS SHALL BE CROSS BLOCKED AT 48" O.C. @ EDGES W/ (4) 10d NAILS FOR THE FIRST BAY.

3" x 3" x 1/4" SQUARE WASHERS AT ALL ANCHOR BOLTS. PLATE WASHERS TO BE INSTALLED WITHIN 1/2" OF SHEATHING

7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE ALLOWABLE SHEAR VALUES WITH HEM FIR #2 STUDS

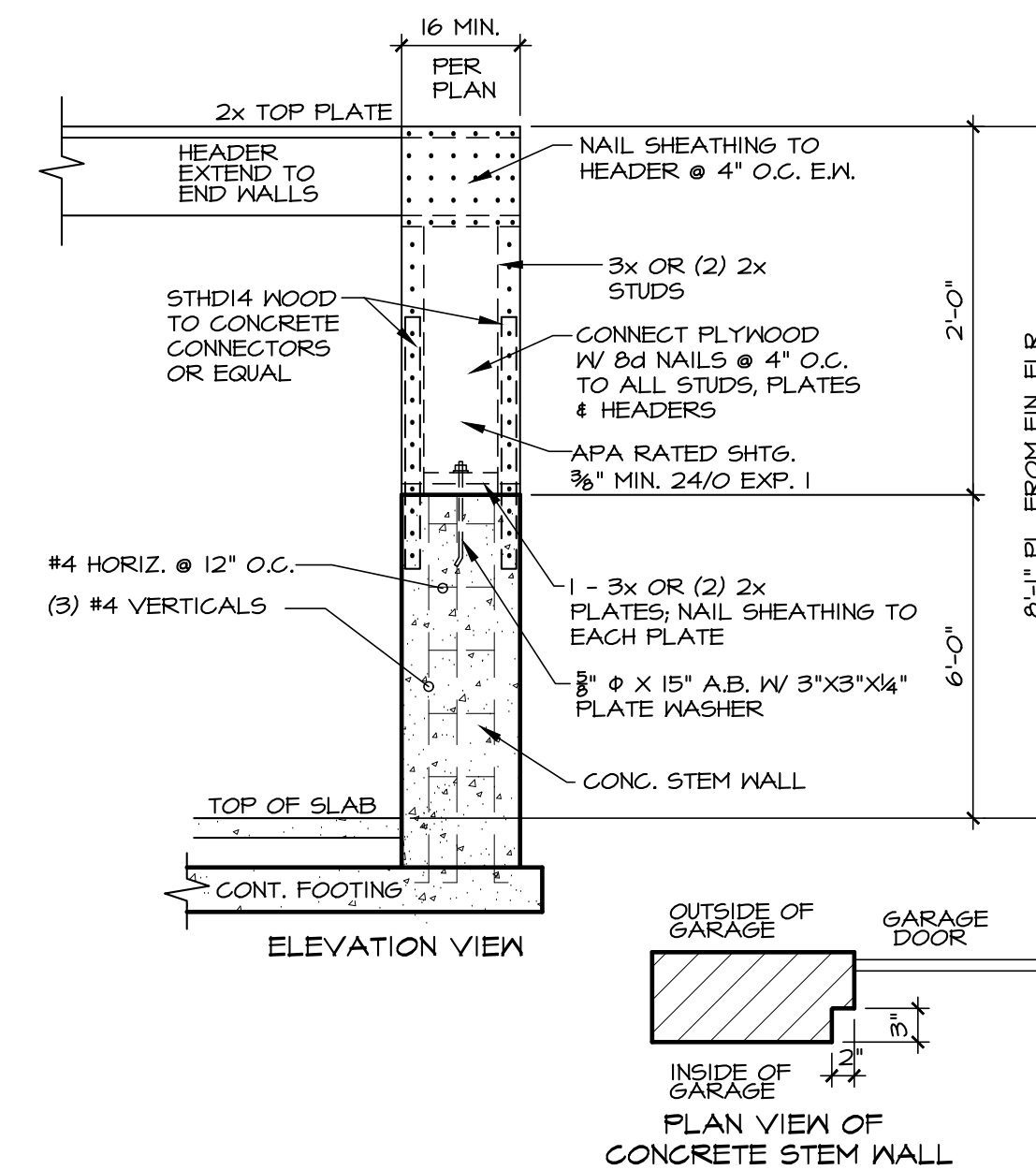
2" 16 GA. STAPLES @	15 GA. STAPLES @	14 GA. STAPLES @
3" O.C. - 280#/ft.	4" O.C. - 280#/ft.	4" O.C. - 303#/ft.
2" O.C. - 360#/ft.	2-1/2" O.C. - 430#/ft.	3" O.C. - 340#/ft.
	4" O.C. AND 10d NAILS @ 6" O.C. - 620#/ft.	2" O.C. - 504#/ft.

FIELD SPACING: 12" O.C. NAILS & STAPLES.

HOLDINGS - INSTALL SIMPSON HOLDINGS OR USP HOLDINGS AT THE END OF SHEAR WALLS WHEN SHOWN ON DRAWINGS.

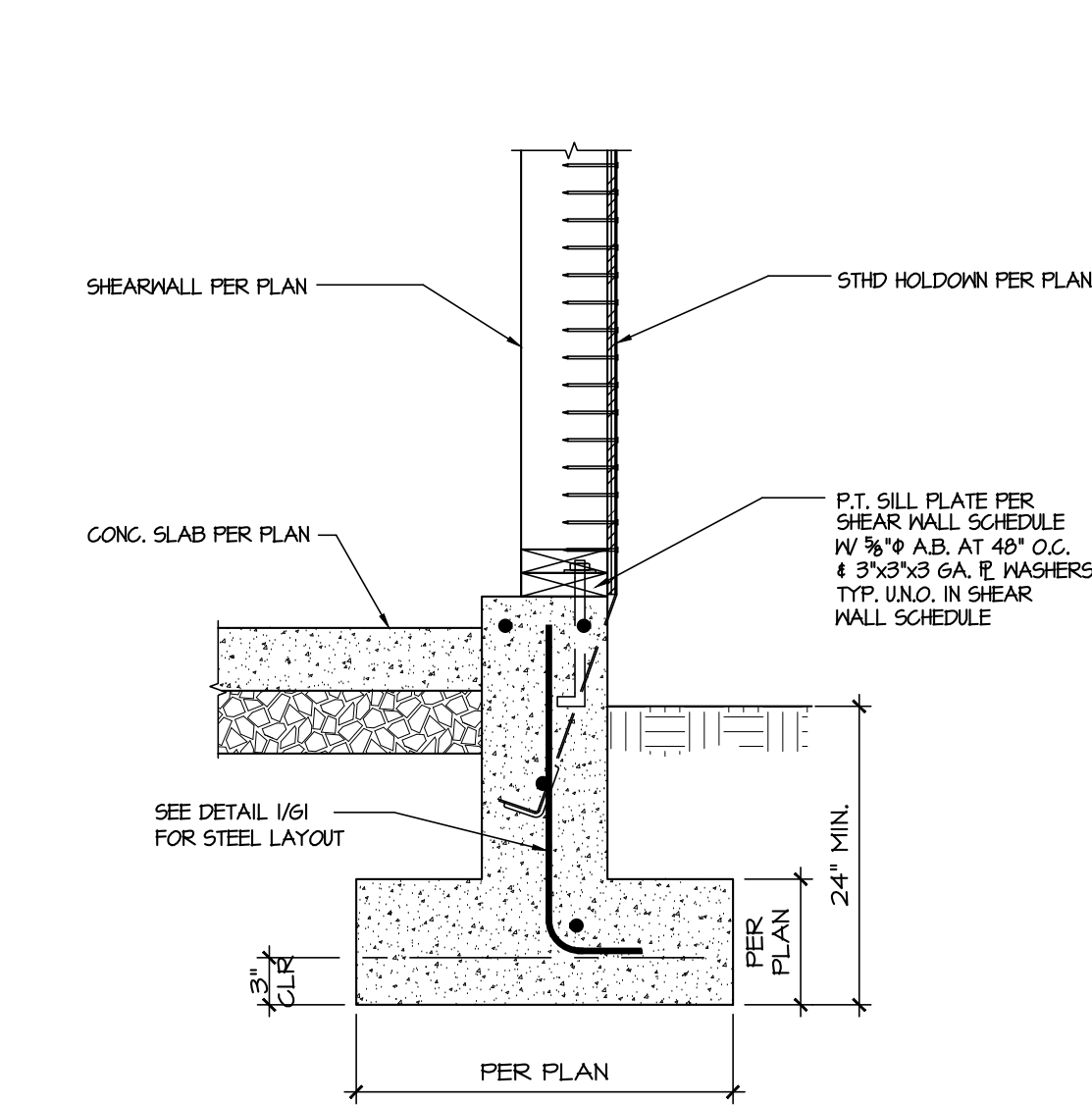
PER PLAN, SIMPSON STHD14 OR USP STAD14
SIMPSON MST4B OR USP KST24B
SIMPSON MSTC48B3 OR USP MSTC84B3

SIMPSON MST36 OR USP MSTI36
SIMPSON HDUB OR USP TDX10 (3/8" ANCHOR BOLT MIN. 24" EMBEDMENT, 3" BOLT INTO (3) 2x4(6))



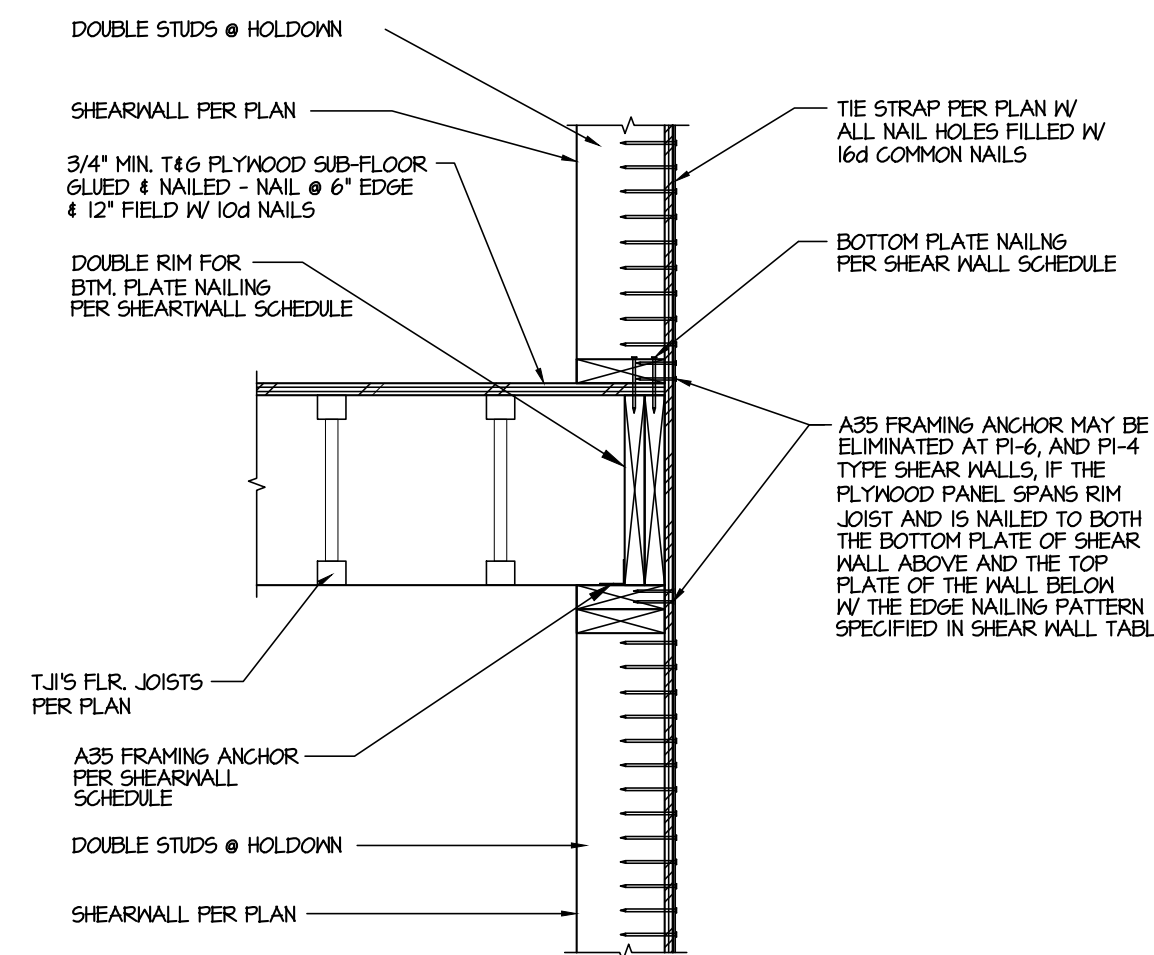
1 LATERAL RESTRAINT PANEL

SCALE: 1" = 1'-0"



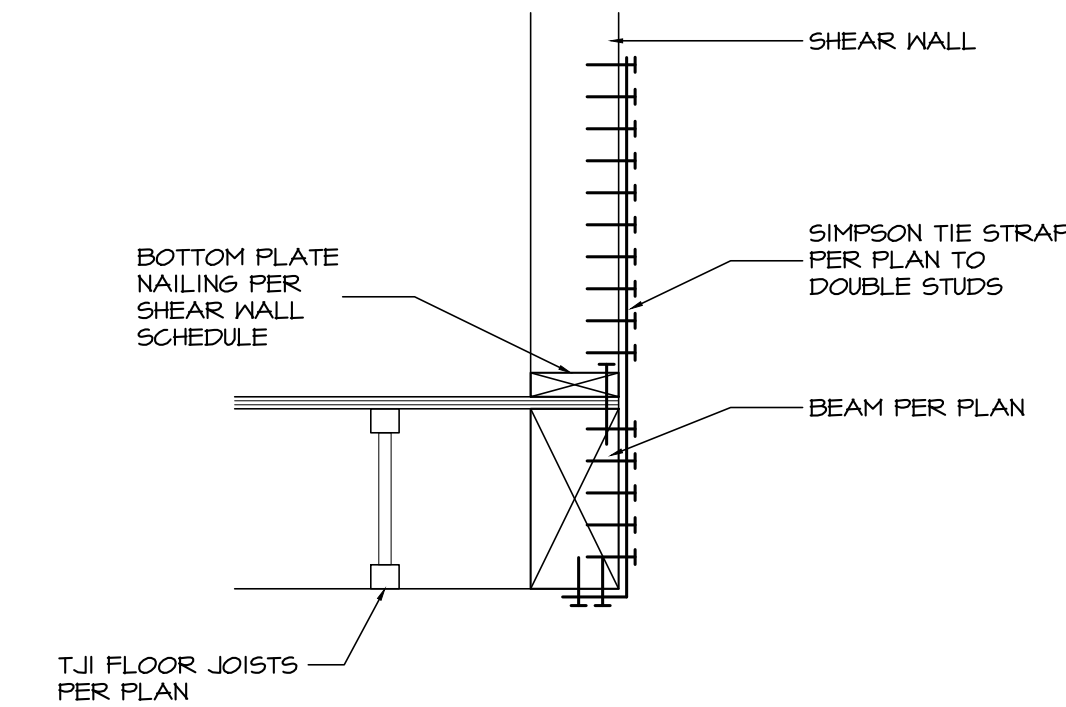
2 STHD HOLDOWN @ SLAB FOUNDATION

SCALE: 1" = 1'-0"



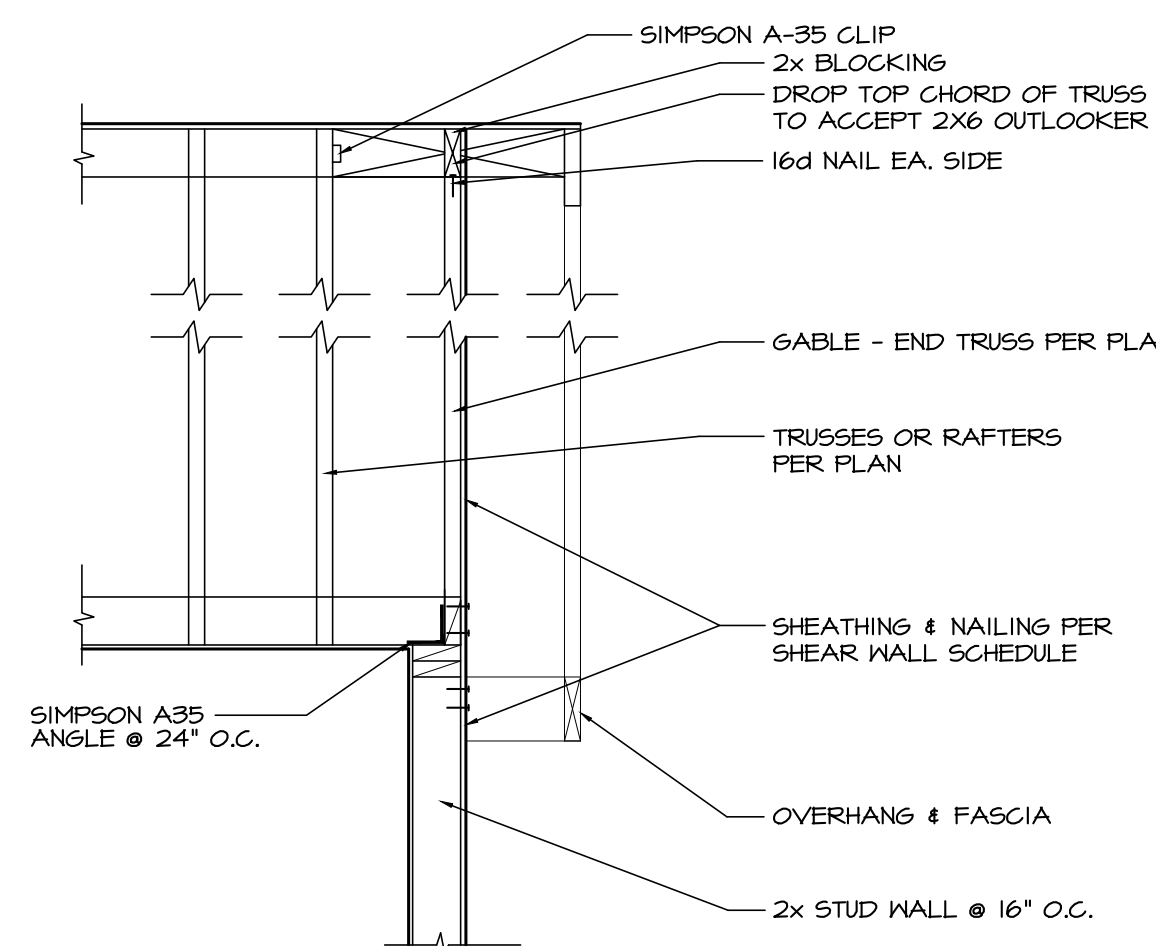
3 STRAP HOLDOWN WALL TO WALL

SCALE: 1" = 1'-0"



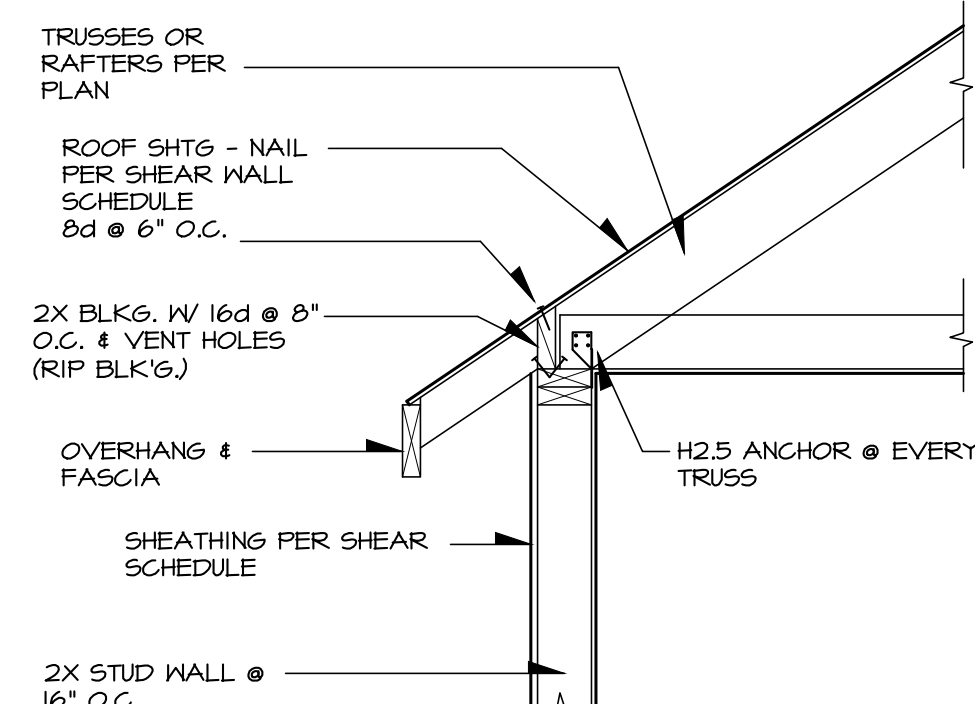
4 SHEARWALL TO BEAM CONNECTION

SCALE: N.T.S.



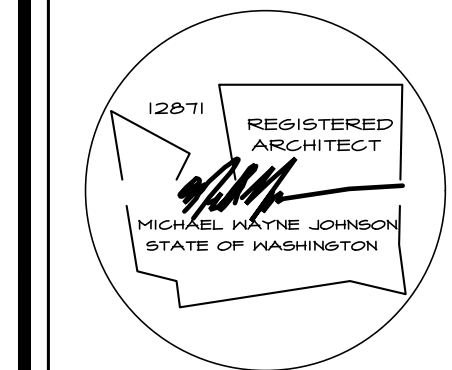
5 TYPICAL SHEARWALL TO ROOF CONNECTION

SCALE: N.T.S.



6 TYP. SHEARWALL TO ROOF CONNECTION

SCALE: N.T.S.



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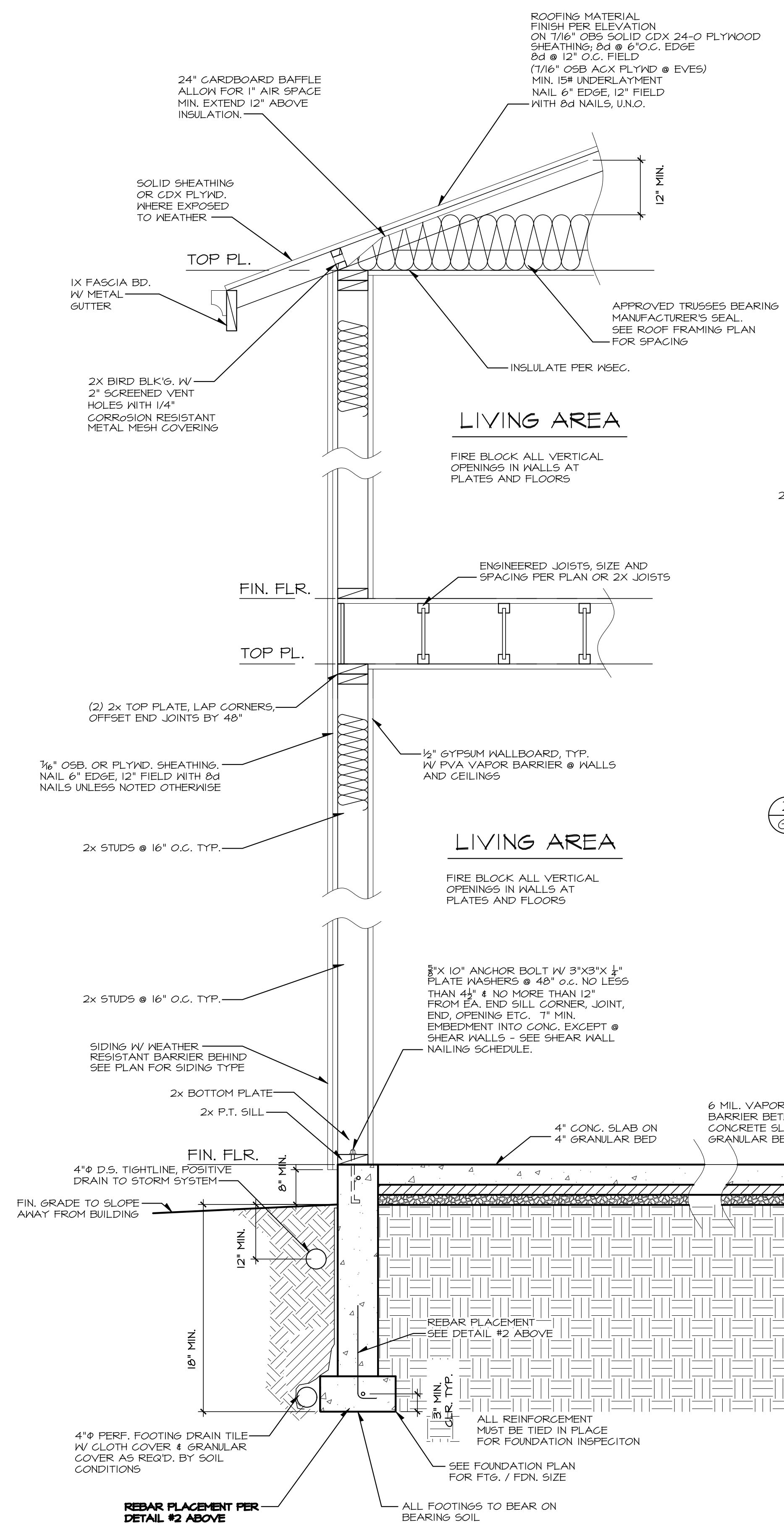
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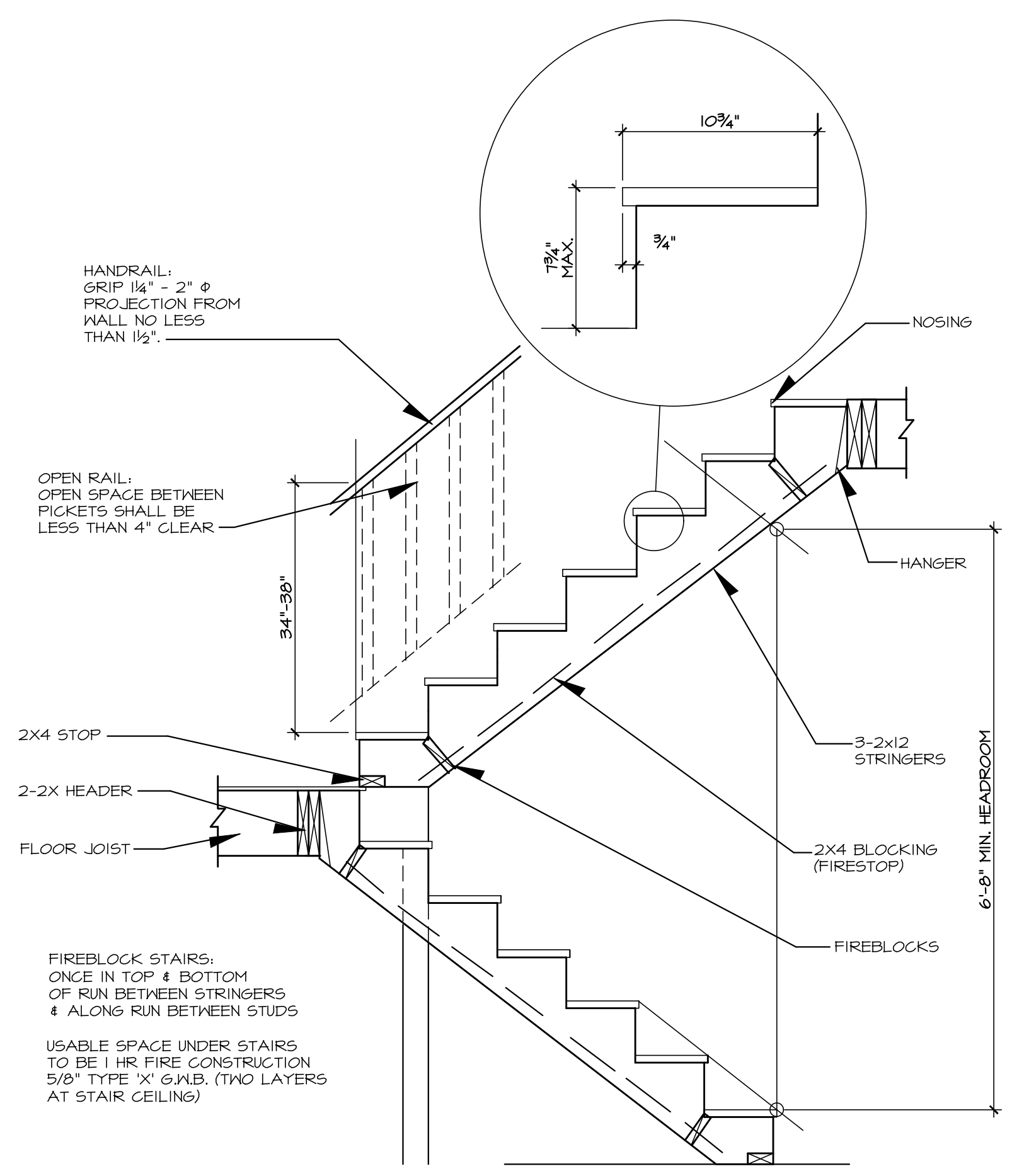
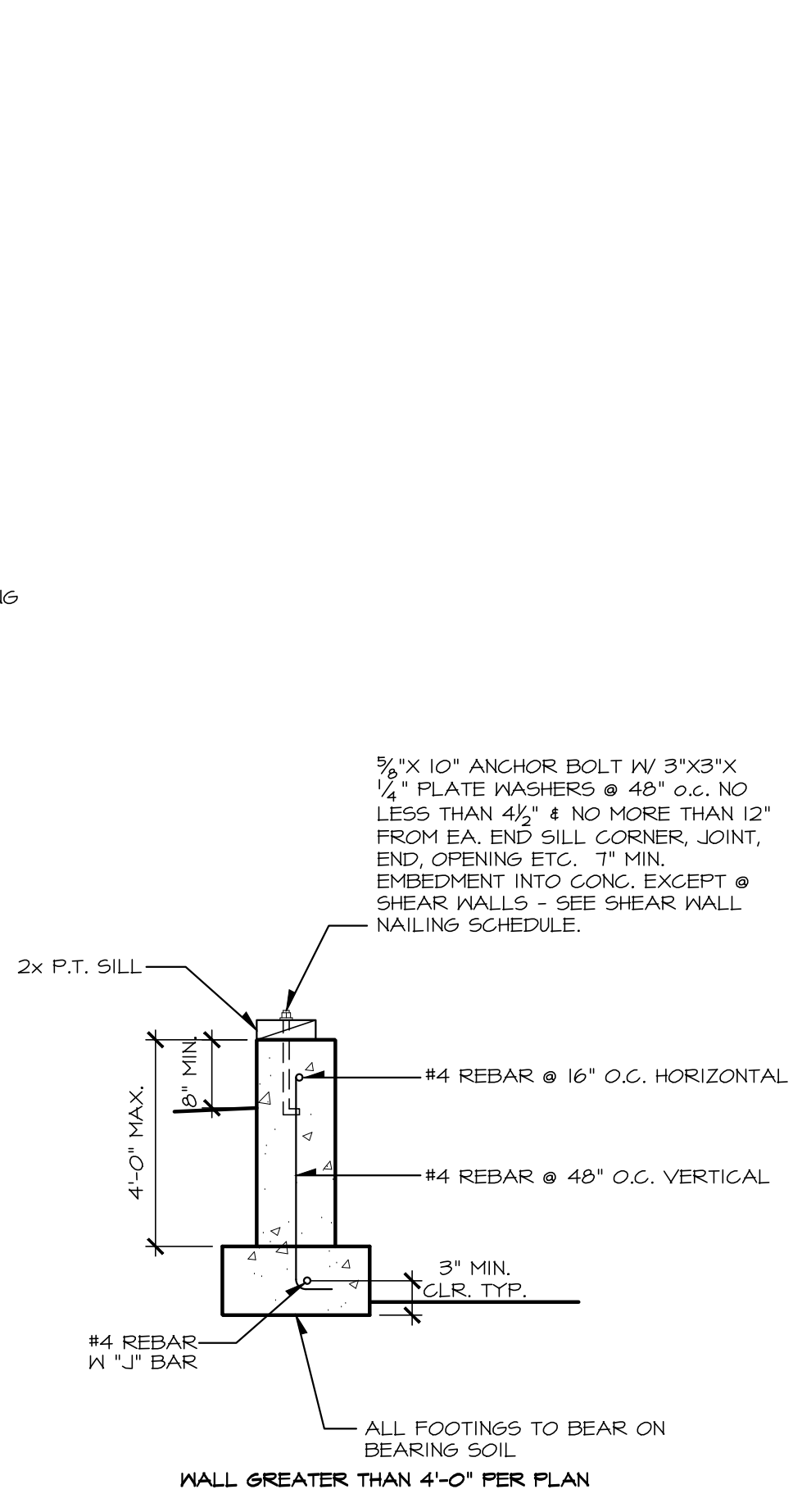
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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



1 **TYPICAL WALL SECTIONS**
 SCALE: N.T.S.



3 **STAIR DETAIL - TYPICAL**
 SCALE: N.T.S.

NASH & ARCHITECTS
GENERAL NOTES:

- All construction per applicable codes and ordinances. 2018 IRC, IBC.
- Verify all dimensions on job site. Bring discrepancies to the attention of Owner and/or Designer.
- Owner will verify window sizes and manufacturer(s) with framer before start of construction.
- One window per bedroom shall meet egress code.
- Skylight glazing per 2018 IBC.
- Truss manufacturer shall supply shop drawings to Owner and framer to review and approve before fabrication.
- Owner will verify electrical and heat layouts with installer before installation.
- Under all parallel bearing walls, use double joists or as noted on plan. Double joist (or extra TJI) under all non-bearing parallel walls.
- TJI products to be installed per manufacturer's installation guide and approved reports.
- All metal connections to treated wood shall be at a minimum: triple zinc 2MAX (5125 per ASTM A653); Hot Dip Galvanize (ASTM A123 for connectors and ASTM153 for fasteners and anchors).
- All bathroom fans, kitchen hood, and dryer ducts shall be exhausted through the attic to the roof or through the floor system to an outside wall. All wall ducts shall terminate at least 36" from a window opening.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

TERMITE:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO MODERATE
WINTER DESIGN TEMP:	17°
ICESHIELD REQUIRED:	NO
FLOOD HAZARDS:	2003 1942 FIRM
AIR FREEZING INDEX:	250
MEAN ANNUAL TEMP:	50

DESIGN DATA:

ROOF LOADS:	LL 25#/SF (SNOW) DL 15#/SF TOTAL 40#/SF
FLOOR LOADS:	LL 40#/SF DL 10#/SF TOTAL 50#/SF
DECK LOADS:	LL 60#/SF DL 10#/SF TOTAL 70#/SF
SOIL:	1500 PSF
CONCRETE:	2500 PSI AFTER 28 DAYS (5/2 SACK MIX)
-3000 PSI FOR EXTERIOR FOUNDATION WALLS, PORCHES, STEPS, AND OR GARAGE SLABS- AIR ENTRAINMENT IS BETWEEN 5-7% (TABLE 402.2 IRC)	

MASONRY:	PER 2018 IBC
STEEL:	PER 2018 IBC (GRADE 60)
WOOD:	PER 2018 IBC
NAILING:	PER 2018 IRC NAILING PER TABLE R602.3(I)
WIND:	85 MPH
SEISMIC:	ZONE - D V = see design calculations(wdi)
WEATHERING POTENTIAL:	MODERATE
FROST LINE:	12"
E.F.P.:	45 PSF
4" BEAM:	DOUGLAS FIR #2 Fv = 180 Fb = 900 PSI E = 1,800,000
6" BEAM:	DOUGLAS FIR #2 Fv = 170 Fb = 875 PSI E = 1,800,000
4" POST:	DOUGLAS FIR #2 Fc II = 1350 PSI E = 1,600,000
6" POST:	DOUGLAS FIR #2 Fc II = 700 PSI E = 1,800,000
JOISTS & RAFTERS:	HEM FIR #2
& STUDS:	Fv = 150 Fb = 850 PSI E = 1,300,000
GLU-LAM BEAMS:	Fv = 240 psi Fb = 2,400 psi (reduced by size factor, Cf*Ki) E = 1,800,000 psi

NOTE:
 VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.

1. SUBFLOOR:
 T&G PLYWOOD OR OSB APA RATED STURD-I-FLOOR 16" O.C., 3/4"
 WALL & ROOF SHEATHING:
 APA RATED SHEATHING 24/16 7/16"



NASH & ASSOCIATES
ARCHITECTS
 8005 118TH AVE. NE • KIRKLAND, WA • 98033 • 425-828-4117
 www.nash-architects.com

YARDARM GROUP
POPLAR POINT
TYPICAL WALL
LYNWOOD, WA

Project:

date: 6-22-22
 permit:
 revisions:

drawn by: LMD
 checked by: MWJ

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